



City of El Paso – City Plan Commission Staff Report

Case No: SUB08-00112 Northeast Master Plan Land Study
Application Type: Extension Request
CPC Hearing Date: April 9, 2015
Staff Planner: Kimberly Forsyth, (915) 541-4668, forsythkl@elpasotexas.gov

Location: North of Loma Real and West of U.S. 54
Legal Description Acreage: 4,833 acres
Rep District: 4
Existing Use: Vacant
Existing Zoning: GMU (General Mixed Use)
Proposed Zoning: GMU (General Mixed Use)

Nearest School: Richardson Middle School (immediately south of Loma Real)
Nearest Park: Sandstone Ranch & Sandstone Ranch Estates – 2 parks (on Marcus Uribe)

Park Fees: N/A
Impact Fee: N/A
Property Owner: EPWU – PSB / City of El Paso
Applicant: EPWU – PSB / City of El Paso
Representative: Lupe Cuellar, Real Estate Manager/Counsel

SURROUNDING ZONING AND LAND USE:

North: R-F (Ranch & Farm) / Vacant
South: R-3A (Residential) / Single family development
East: R-F (Ranch & Farm) & SmartCode / Vacant
West: PMD (Planned Mountain Development) / Vacant

PLAN EL PASO DESIGNATION: O7- Urban Expansion and 01- Preserve (Northeast).

APPLICATION DESCRIPTION

The applicant (EPWU) is requesting a second two-year extension in accordance with Section 19.02.050.A (below) for the Northeast Master Plan Land Study that was approved by the City Plan Commission on July 17, 2008, and amended on August 14, 2008. The first two-year extension was granted by CPC on April 18, 2013 and expires in August 2015.

A. Time of Expiration.

1. Expiration of the land study shall be five years. Two extensions may be approved for a period of two years each by the CPC from the date a complete application is officially approved, unless otherwise governed by the schedule of development approved by the city plan commission. A land study for property of one thousand acres or more may be granted additional two-year

extensions provided that a finding is made by the CPC that from the date that the prior two-year extension was granted, substantial progress has been made toward the completion of the development.

CASE HISTORY

The City Plan Commission approved the Northeast Master Plan Land Study on July 17, 2008, and approved the amended land study on August 14, 2008. The entire property was rezoned to General Mixed Use (GMU) and the Master Zoning Plan and Comprehensive Plan Amendment were approved by City Council on August 12, 2008. This plan was one of the first to use smart growth principles and mixed use zoning. An amendment to a 426.9 acre portion of the Master Zoning Plan was approved by the CPC on June 14, 2012 and by City Council on July 17, 2012, for a proposed retirement-oriented community.

CURRENT REQUEST

The applicant is requesting a second two-year extension to the land study. The following information is provided by the applicant in support of the request:

- The Land Study complies with Plan El Paso.
- The Land Study satisfies the requirements of the Joint Resolution between the EPWU-PSB and City Council concerning real estate and land use policies.
- A significant investment (ratepayer monies) has been incurred by the EPWU-PSB in master planning of this property, in accordance with smart growth principles.
- A portion of the Master Zoning Plan was amended in 2012 to incorporate many standards from Title 21, SmartCode.
- In 2013, the EPWU-PSB sold a fifty-acre site to the EPISD and another small parcel to the El Paso Electric Company.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends *approval* of the second two-year extension requested by EPWU for the Northeast Master Plan Land Study.

If approved, the extension will be valid until **August 14, 2017**.

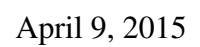
Planning Division Recommendation

Planning recommends approval of the second two-year extension.

Attachments

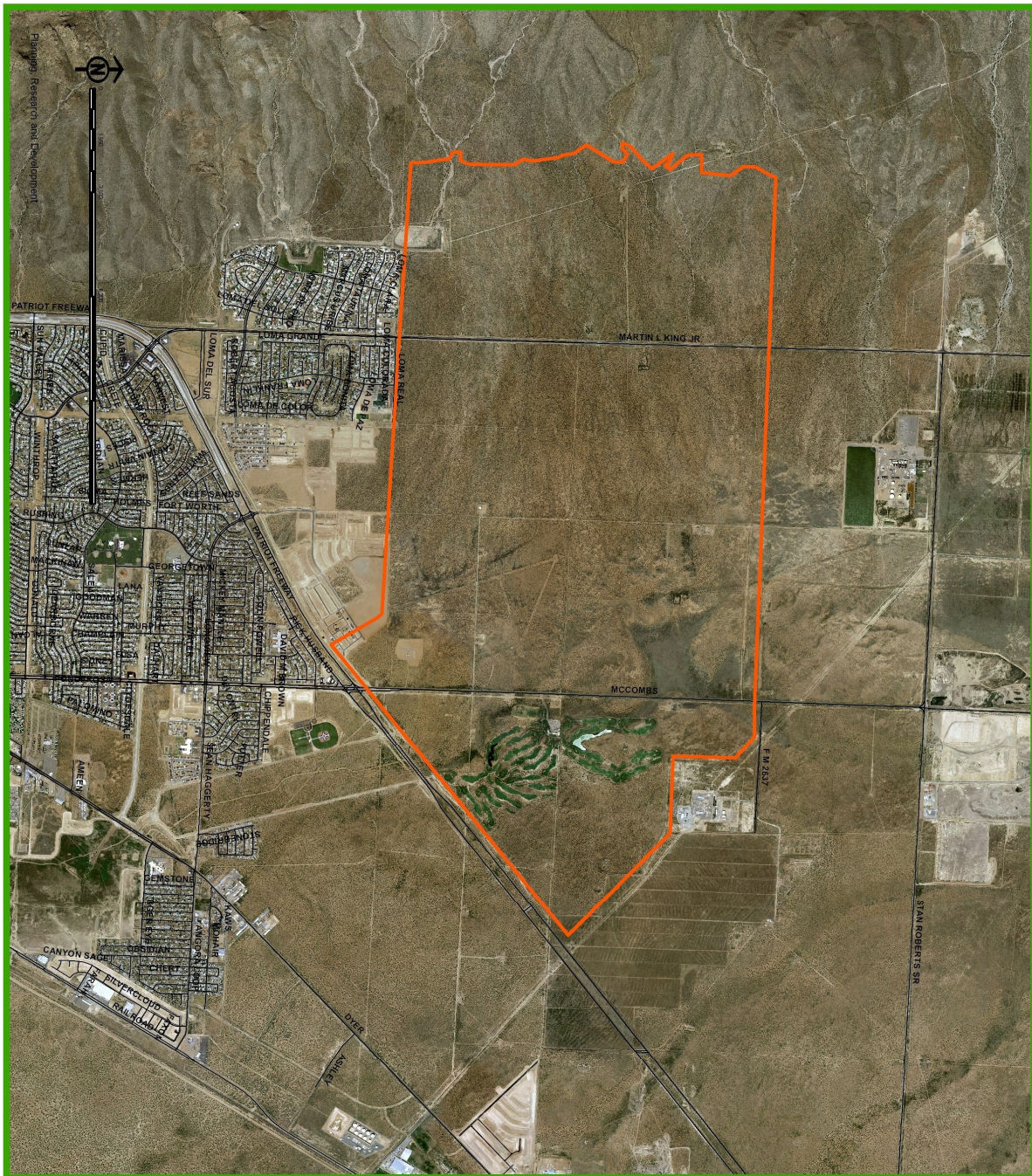
1. Location Map
2. Aerial Map
3. Northeast Master Plan Land Study approved July 18, 2008.
4. Amended Northeast Master Plan Land Study approved August 14, 2008.
5. Amended Master Zoning Plan approved July 17, 2012.
6. Extension Request

Northeast Land Study

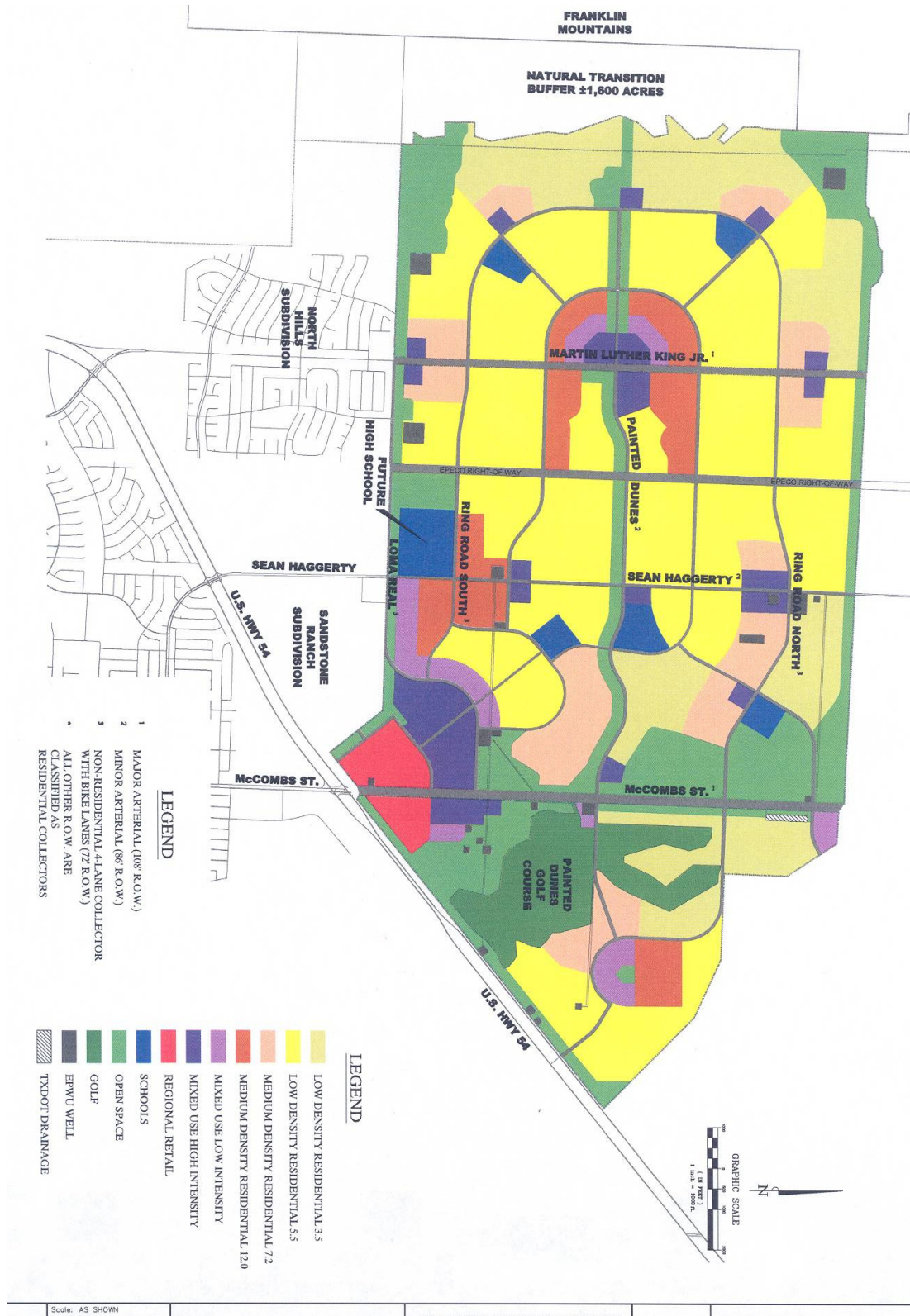


ATTACHMENT 2

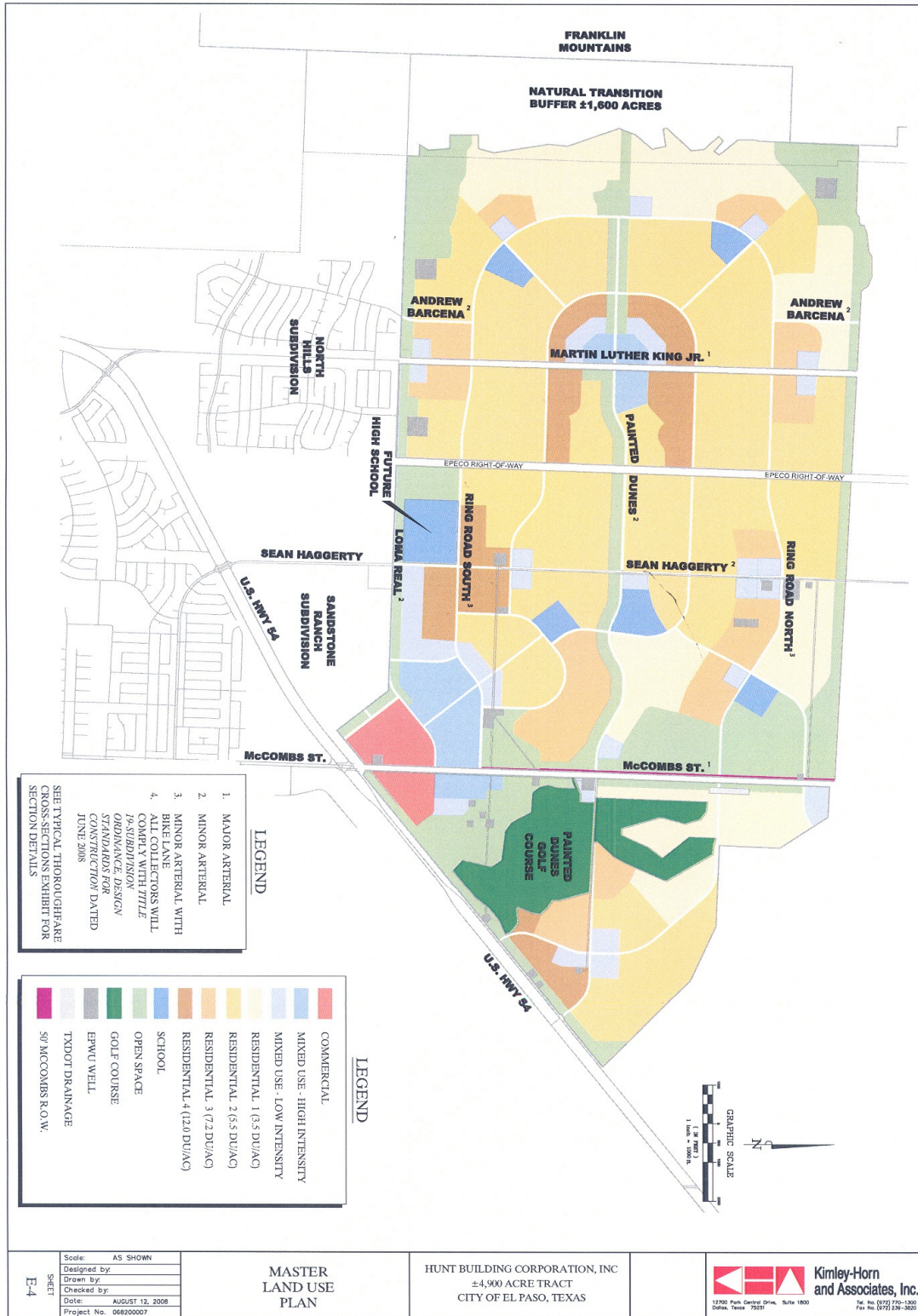
Northeast Master Plan



ATTACHMENT 3



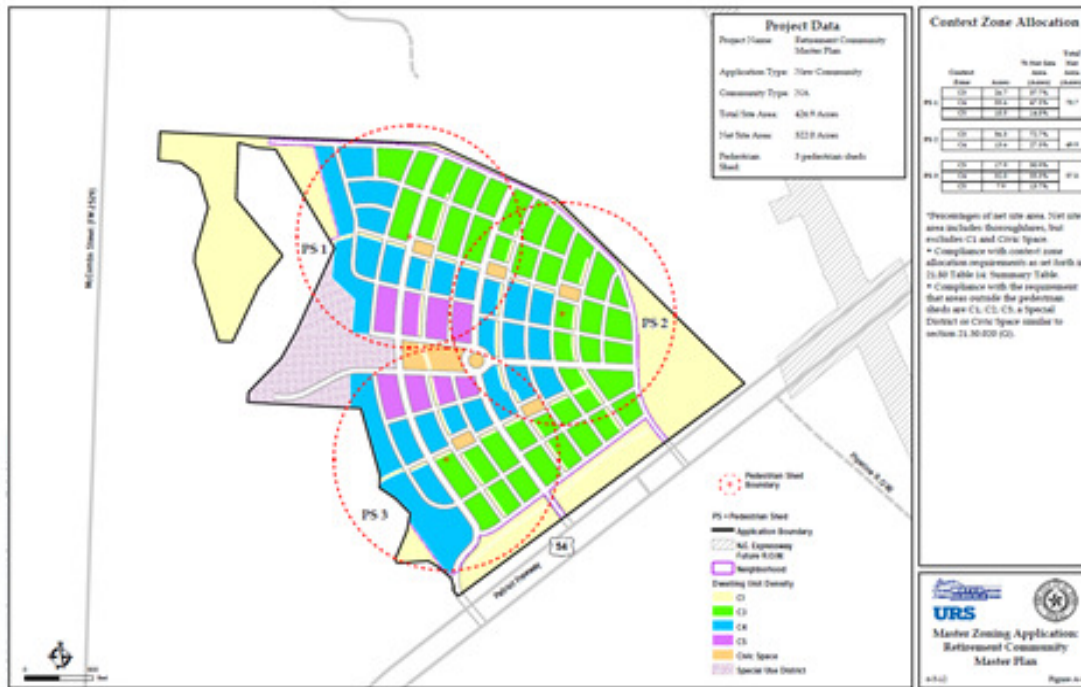
ATTACHMENT 4



ATTACHMENT 5 **Amendment to Master Zoning Plan** **(Approved July 2012)** **2008 Master Land Use Plan**



Context Zone Allocation



ATTACHMENT 6



February 25, 2015

Carlos Gallinar, Deputy Director of Planning
City Development Department
2 Civic Center Plaza
El Paso, Texas 79999

Dear Mr. Gallinar

Subject: EPWU's Northeast Master Plan Land Study
Request for Extension

On behalf of the El Paso Water Utilities/Public Service Board (EPWU/PSB) I am formally requesting a two-year extension for the Northeast Master Plan Land Study that was approved by the City Plan Commission on August 14, 2008. The CPC approved a two-year extension for the Land Study on April 18, 2013. The Land Study encompassed approximately 5,335.48 gross acres and is land owned by the City, but managed by the EPWU/PSB. You may recall, EPWU/PSB attempted to sell approximately 4,832.99 acres out of the total gross acres in 2008 but due to the downturn in the economy was unable to complete the sale.

The Mayor and City Council have requested that properties managed by EPWU/PSB with an approved Land Study should have top priority for potential sale, this includes land within the Northeast Land Study area. However, Council has determined that the first priority for sale should be the Northeast Land Study, Northwest Smart Code Planned area and Northeast Painted Dunes Smart Code Planned area.

Although Title 19 of the City's Municipal Code allows the City Plan Commission to extend a Land Study, there are no specific criteria or guidance provided concerning what factors the Commission should consider in granting or denying an extension. The following are factors that merit extension of the land study.

1. The Land Study complies with the City's Comprehensive Plan.
2. The Land Study satisfies the requirements of the newly amended Joint Resolution between the EPWU-PSB and City Council concerning real estate and land use policies.
3. A significant financial investment by the EPWU-PSB on the master planning of this land has been incurred. Over two million dollars of ratepayer monies have been expended for master planning of the property. If the Land Study were allowed to expire prematurely, it would be difficult to capture any return on this investment.
4. A portion of the Land Study was revised in December 2012 for 426.90 acres of land within the Land Study, when City Council approved a Master Zoning Plan for an Active Adult Retirement Community; therefore, there is progress towards development of the land. The Master Plan for the Adult Retirement Community included standards directly from Title 21, SmartCode. This action allows vesting to continue in the Land Study.

Additionally, in 2013, the EPWU/PSB was able to sell a fifty acre site to the El Paso Independent School District and another small parcel of land to El Paso Electric Company, both located within the existing Land Study area in 2013.

I am hopeful that this extension request will receive your favorable support to the City Plan Commission. Please let us know should you need any additional information. Lupe Cuellar, Real Estate Manager & Counsel, will be our representative to this request. Thank you in advance for your consideration regarding this matter.

Sincerely,

A handwritten signature in black ink that reads "Marcela Navarrete". The script is fluid and cursive, with the first name being more prominent than the last.

Marcela Navarrete,
Vice President/Strategic, Financial & Management Services

C: Lupe Cuellar, Real Estate Manager/Counsel
Hubert G. Walter, Utility Land and Water Rights Manager
Alma De Anda, Land and Contract Administrator